



1st QUARTER  
INTERIM REPORT  
FOR THE FINANCIAL PERIOD ENDED 30 September 2022

**Interim Report For The Financial Period Ended 30 September 2022**  
**(The figures have not been audited)**

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Interim Report for The Financial Period Ended 30 September 2022  
(The figures have not been audited)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE  
FINANCIAL PERIOD ENDED 30 SEPTEMBER 2022

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT PERIOD 30.09.2022 RM'000	PRECEDING PERIOD CORRESPONDING QUARTER 30.09.2021 RM'000	CURRENT PERIOD TO-DATE 30.09.2022 RM'000	PRECEDING PERIOD CORRESPONDING PERIOD 30.09.2021 RM'000
Revenue	64,734	26,654	64,734	26,654
Cost of sales	(42,547)	(17,077)	(42,547)	(17,077)
Gross profit	22,187	9,577	22,187	9,577
Other operating expenses	(11,679)	(9,433)	(11,679)	(9,433)
Other operating income	4,368	1,266	4,368	1,266
Profit from operations	14,876	1,410	14,876	1,410
Finance income	37	13	37	13
Finance cost	(3,878)	(4,063)	(3,878)	(4,063)
Profit/(Loss) before taxation	11,035	(2,640)	11,035	(2,640)
Taxation	(2,710)	-	(2,710)	-
Profit/(Loss) after taxation	8,325	(2,640)	8,325	(2,640)
Other Comprehensive Income	-	-	-	-
<b>Total comprehensive income/(loss) for the financial period</b>	<b>8,325</b>	<b>(2,640)</b>	<b>8,325</b>	<b>(2,640)</b>
<b>Profit/(Loss) attributable to:</b>				
Owners of the Company	9,353	(643)	9,353	(643)
Non-Controlling Interest	(1,028)	(1,997)	(1,028)	(1,997)
	<b>8,325</b>	<b>(2,640)</b>	<b>8,325</b>	<b>(2,640)</b>
<b>Total comprehensive income/(loss) attributable to:</b>				
Owners of the Company	9,353	(643)	9,353	(643)
Non-Controlling Interest	(1,028)	(1,997)	(1,028)	(1,997)
	<b>8,325</b>	<b>(2,640)</b>	<b>8,325</b>	<b>(2,640)</b>
<b>EPS - Basic (sen)</b>	<b>2.34</b>	<b>(0.16)</b>	<b>2.34</b>	<b>(0.16)</b>

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Annual Financial Report for the year ended 30th June 2022)

Interim Report for The Financial Period Ended 30 September 2022  
(The figures have not been audited)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION FOR THE  
FINANCIAL PERIOD ENDED 30 SEPTEMBER 2022

	(UNAUDITED) AS AT 30.09.2022 RM'000	(AUDITED) AS AT 30.06.2022 RM'000
<b>Non-Current Assets</b>		
Property, plant and equipment	47,917	49,917
Investment properties	56,166	56,166
Inventories	354,574	353,410
Deferred tax assets	7,851	7,851
Trade and other receivables	732	852
	<b>467,240</b>	<b>468,196</b>
<b>Current assets</b>		
Inventories	527,434	540,826
Tax recoverable	4,851	3,861
Trade and other receivables	109,478	104,314
Contract assets	17,010	12,453
Cash and bank balances	21,988	23,604
	<b>680,761</b>	<b>685,058</b>
<b>Total Assets</b>	<b>1,148,001</b>	<b>1,153,254</b>
<b>Equity and liabilities</b>		
<b>Equity</b>		
Share capital	206,250	206,250
Treasury shares	(3,373)	(3,373)
Retained earnings	293,248	283,895
<b>Equity attributable to owners of the Parent</b>	<b>496,125</b>	<b>486,772</b>
Non-Controlling Interest	31,525	32,553
	<b>527,650</b>	<b>519,325</b>
<b>Non-current liabilities</b>		
Borrowings	156,525	167,164
Lease liabilities	3,116	1,685
Deferred tax liabilities	873	873
	<b>160,514</b>	<b>169,722</b>
<b>Current liabilities</b>		
Trade and other payables	218,819	219,117
Contract liabilities	114,256	116,644
Borrowings	114,981	115,299
Lease liabilities	4,238	7,127
Current tax liabilities	7,543	6,020
	<b>459,837</b>	<b>464,207</b>
<b>Total liabilities</b>	<b>620,351</b>	<b>633,929</b>
<b>Total equity and liabilities</b>	<b>1,148,001</b>	<b>1,153,254</b>
Net assets per share (RM)	1.20	1.18

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Annual Financial Report for the year ended 30th June 2022)

**Interim Report for The Financial Period Ended 30 September 2022**  
**(The figures have not been audited)**

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**  
**FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2022**

	Non-distributable			Distributable		Non-Controlling Interest	Total Equity
	Share capital	Revaluation surplus	Treasury shares	Retained earnings	Total		
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
At 01.07.2022	206,250	-	(3,373)	283,895	486,772	32,553	519,325
Total comprehensive income/ (loss)	-	-	-	9,353	9,353	(1,028)	8,325
At 30.09.2022	206,250	-	(3,373)	293,248	496,125	31,525	527,650
At 01.07.2021	206,250	-	(3,373)	262,634	465,511	36,143	501,654
Acquisition on non-controlling interest	-	-	-	-	-	(700)	(700)
Total comprehensive loss	-	-	-	(643)	(643)	(1,997)	(2,640)
At 30.09.2021	206,250	-	(3,373)	261,991	464,868	33,446	498,314

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Audited Annual Financial Report for the year ended 30th June 2022)

**Interim Report for The Financial Period Ended 30 September 2022**  
**(The figures have not been audited)**

**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**  
**FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2022**

	<b>3 MONTHS ENDED</b> <b>30.09.2022</b>	<b>3 MONTHS ENDED</b> <b>30.09.2021</b>
	<b>RM'000</b>	<b>RM'000</b>
<b><u>Operating activities</u></b>		
Profit/(Loss) before taxation	11,035	(2,640)
Adjustments for non-cash items	2,385	5,384
Operating profit before working capital changes	<u>13,420</u>	<u>2,744</u>
Trade and other receivables	(5,044)	(568)
Contract asset	(4,557)	(6,025)
Land held for property development	(1,164)	903
Inventories	4,462	1,593
Property development cost	8,930	8,922
Trade and other payables	(298)	(10,794)
Contract liabilities	<u>(2,388)</u>	<u>19,613</u>
Net change in working capital	13,361	16,388
Tax paid	<u>(2,177)</u>	<u>(4,617)</u>
<b>Net cash from operating activities</b>	<b><u>11,184</u></b>	<b><u>11,771</u></b>
<b><u>Investing activities</u></b>		
Interest received	37	13
Acquisition of a non-controlling interest	-	(700)
Proceeds from disposal of investment properties	-	615
Purchase of property, plant, and equipment	(57)	(113)
Proceed from disposal of property, plant, and equipment	<u>4,214</u>	<u>-</u>
<b>Net cash from/(used in) investing activities</b>	<b><u>4,194</u></b>	<b><u>(185)</u></b>
<b><u>Financing activities</u></b>		
Interest paid	(3,878)	(4,063)
Drawdown of borrowings	-	4,300
Repayments of borrowings	(13,473)	(7,484)
Repayments of lease liabilities	(2,159)	(1,448)
Placement of fixed deposits pledged to licensed bank	<u>(310)</u>	<u>(9)</u>
<b>Net cash used in financing activities</b>	<b><u>(19,820)</u></b>	<b><u>(8,704)</u></b>
<b>Net (decrease)/increase in cash and cash equivalents for the financial period</b>	<b><u>(4,442)</u></b>	<b><u>2,882</u></b>
<b>Cash and cash equivalents at beginning of financial period</b>	<b><u>(18,953)</u></b>	<b><u>(26,987)</u></b>
<b>Cash and cash equivalents at end of financial period</b>	<b><u><u>(23,395)</u></u></b>	<b><u><u>(24,105)</u></u></b>
<b>Cash and cash equivalent comprise the following:</b>		
Deposits	1,444	571
Cash and bank balances	20,544	17,999
Bank overdrafts	<u>(43,939)</u>	<u>(42,104)</u>
	(21,951)	(23,534)
Less: Deposit pledged to licensed banks	<u>(1,444)</u>	<u>(571)</u>
	<b><u><u>(23,395)</u></u></b>	<b><u><u>(24,105)</u></u></b>

(The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Audited Annual Financial Report for the year ended 30th June 2022)

**Notes to the Interim Report For The Financial Period Ended 30 September 2022**  
**(The figures have not been audited)**

**A. EXPLANATORY NOTES**

**A1. Basis of Preparation**

The interim financial report is unaudited and has been prepared in accordance with Malaysian Financial Reporting Standards (“MFRS”) 134 - Interim Financial Reporting issued by the Malaysian Accounting Standards Board and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad. The interim financial report should be read in conjunction with the annual audited financial statements of the Group for the year ended 30 June 2022.

**A2. Changes in Significant Accounting Policies**

The accounting policies applied by the Group in these condensed consolidated interim financial statements are the same as those applied by the Group in the consolidated financial statements for the financial year ended 30 June 2022.

**A3. Status of Audit Qualifications**

The audited financial statements of the Group for the year ended 30 June 2022 were not subject to any audit qualification.

**A4. Seasonal or Cyclical Factors**

The business operations of the Group during the financial period under review have not been materially affected by any seasonal or cyclical factors.

**A5. Unusual Items**

There were no unusual items affecting assets, liabilities, equity, net income and cash flows during the financial quarter under review.

**A6. Material changes in past estimates and their effect on the current interim period**

There were no material changes in estimates for the 3 months ended 30 September 2022.

**A7. Issuances or Repayments of Debts and Equity Securities**

There were no issuance, cancellation, repurchases, resale and repayment of debts and equity securities in the financial quarter under review except for:

Share Buy-back

As at to-date, the Company has bought back a total of 12,879,200 shares from the open market at an average purchase price of RM0.26 per share. The total consideration paid for the share buy-back, inclusive of transaction costs amounted to RM3,373,365.

**A8. Dividend**

The Board does not recommend any interim dividend for the financial quarter under review.

**Notes to the Interim Report For The Financial Period Ended 30 September 2022**  
(The figures have not been audited)

**A. EXPLANATORY NOTES**

**A9. Segment Information**

Segmental information is presented in respect of the Group's business segments and they reflect the Group's internal reporting structures that are regularly reviewed for the purpose of allocating resources to the segment and assessing its performance.

For management purposes, the Group has identified the following three reportable segments as follows:

- a) Property Development: Property Development, Letting of Properties and Project Management
- b) Construction : Project Construction Services, Manufacturing of Concrete Products and Trading of Building Materials
- c) Others : Hotel services and dormant companies for future use

	<b>Property development</b>	<b>Construction</b>	<b>Others</b>	<b>Elimination</b>	<b>Total</b>
	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>
<b><u>3 Months Ended 30.09.2022</u></b>					
Revenue					
External revenue	60,938	3,276	830	(310)	64,734
Inter-segment revenue	-	11,709	-	(11,709)	-
<b>Total</b>	<b>60,938</b>	<b>14,985</b>	<b>830</b>	<b>(12,019)</b>	<b>64,734</b>
Adjusted EBITDA	16,920	(155)	99	(284)	16,580
<b><u>3 Months Ended 30.09.2021</u></b>					
Revenue					
External revenue	25,253	1,256	145	-	26,654
Inter-segment revenue	-	5,344	-	(5,344)	-
<b>Total</b>	<b>25,253</b>	<b>6,600</b>	<b>145</b>	<b>(5,344)</b>	<b>26,654</b>
Adjusted EBITDA	3,519	(1,203)	(13)	755	3,058
<b><u>Total segment assets</u></b>					
30.09.2022	1,624,227	85,520	21,016	(595,464)	1,135,299
30.09.2021	1,565,057	69,336	19,945	(460,724)	1,193,614
<b><u>Total segment liabilities</u></b>					
30.09.2022	810,258	75,221	14,702	(288,246)	611,935
30.09.2021	825,089	57,990	14,244	(190,788)	706,535



**Notes to the Interim Report For The Financial Period Ended 30 September 2022**  
 (The figures have not been audited)

**A. EXPLANATORY NOTES**

**A9. Segment Information (continued)**

	<b>30.09.2022</b>	<b>30.09.2021</b>
	<b>RM'000</b>	<b>RM'000</b>
<b>A reconciliation of total adjusted EBITDA</b>		
Adjusted EBITDA	16,580	3,058
Finance income	37	13
Finance cost	(3,878)	(4,063)
Tax	(2,710)	-
Depreciation	(1,704)	(1,648)
Net profit/(loss) for the financial period	<u>8,325</u>	<u>(2,640)</u>
Reportable segments assets are reconciled to total assets as follows:		
Total segment assets	1,135,299	1,193,614
Tax recoverable	12,702	13,211
Consolidated total assets (as per Statement of Financial Position)	<u>1,148,001</u>	<u>1,206,825</u>
Reportable segments liabilities are reconciled to total liabilities as follows:		
Total segment liabilities	611,935	706,535
Tax payable	8,416	1,976
Consolidated total liabilities (as per Statement of Financial Position)	<u>620,351</u>	<u>708,511</u>

**A10. Carrying Amount of Revalued Assets**

Property, plant and equipment, which are stated at revalued amounts, have been brought forward without amendments from the previous Annual Financial Statements.

**A11. Material events not reflected in interim period.**

The Group does not have any material events during the financial period under review.

**A12. Changes in the Composition of the Group**

There were no material changes to the composition of the Group during the financial period under review.

**A13. Contingent Liabilities**

There were no material contingent liabilities that have arisen since the date of the latest audited financial statements.

**A14. Capital Commitments**

The Group does not have any capital commitments outstanding during the financial period under review.

**Notes to the Interim Report for The Financial Period Ended 30 September 2022**  
**(The figures have not been audited)**

**A. EXPLANATORY NOTES**

**A15. Recurrent Related Party Transactions**

- a) Nature of relationships of BCB Group with the interested related parties
- (i) Tan Sri Dato' Tan Seng Leong is a director of BCB Berhad and all its subsidiary companies. He is a major shareholder of BCB Berhad via his family-controlled company called Evergreen Ratio Sdn Bhd. He is deemed to have an interest with the interested related parties by virtue of his relationship with his spouse and his children namely Puan Sri Datin Lim Sui Yong, Tan Vin Sern and Tan Lindy, who are directors of Marvel Plus Development Sdn Bhd ("MPDSB"), whilst Puan Sri Datin Lim Sui Yong and Tan Vin Sern are also shareholders of MPDSB. Tan Sri Dato' Tan Seng Leong is also a director of Ju-Ichi Enterprise Sdn Bhd ("JIESB") as well as a major shareholder of IBZI Development (Johor) Sdn Bhd ("IBZI").
  - (ii) Tan Vin Sern is a director of BCB Berhad and all its subsidiary companies. He is the son of Tan Sri Dato' Tan Seng Leong and brother of Tan Lindy. He is also a director of MPDSB, JIESB and IBZI.
  - (iii) Tan Lindy is a Director of BCB Berhad and all its subsidiary companies. She is the daughter of Tan Sri Dato' Tan Seng Leong and the sister of Tan Vin Sern. She is also a director of MPDSB and JIESB.
  - (iv) Tan Lay Hiang is a Director of BCB Berhad and most of its subsidiary companies. She is the sister of Tan Sri Dato' Tan Seng Leong.
  - (v) Chang Shao-Yu is a Director of MPDSB. He is the spouse of Tan Lindy and son-in-law of Tan Sri Dato' Tan Seng Leong and Puan Sri Datin Lim Sui Yong.
  - (vi) Puan Sri Datin Lim Sui Yong is a major shareholder of BCB Berhad via her family-controlled company called Evergreen Ratio Sdn Bhd. She is also a director and shareholder of MPDSB.
- b) The recurrent related party transactions between BCB Group and the interested related parties are as follows:

		<b>Current Period Quarter 30.09.2022 RM'000</b>	<b>Preceding Period Quarter 30.09.2021 RM'000</b>
<b><u>Marvel Plus Development Sdn Bhd</u></b>			
BCB Construction Sdn Bhd	- Building construction services	3,415	2,041
	- Hiring of machinery	11	3
BCB Resources Sdn Bhd	- Hiring of machinery	1	7
<b><u>Ju-Ichi Enterprise Sdn Bhd</u></b>			
BCB Berhad	- Rental of office space	75	75

Notes to the Interim Report for The Financial Period Ended 30 September 2022  
(The figures have not been audited)

**B. ADDITIONAL INFORMATION AS REQUIRED BY APPENDIX 9B OF BMSB LISTING REQUIREMENTS**

**B1. Review of Performance of the Group for the Current Quarter and Cumulative Quarter**

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT PERIOD QUARTER	PRECEDING PERIOD CORRESPONDING QUARTER	CURRENT PERIOD TO DATE	PRECEDING PERIOD CORRESPONDING PERIOD
	30.09.2022	30.09.2021	30.09.2022	30.09.2021
	RM'000	RM'000	RM'000	RM'000
<b>Revenue</b>				
Property Development	60,628	25,253	60,628	25,253
Construction	3,276	1,256	3,276	1,256
Others	830	145	830	145
	<u>64,734</u>	<u>26,654</u>	<u>64,734</u>	<u>26,654</u>
<b>Profit/(Loss) Before Tax</b>				
Property Development	11,392	(934)	11,392	(934)
Construction	(372)	(1,339)	(372)	(1,339)
Others	15	(367)	15	(367)
	<u>11,035</u>	<u>(2,640)</u>	<u>11,035</u>	<u>(2,640)</u>

During the quarter under review, The Group recorded an increase in revenue and profit before tax amounting to RM 38.08 million and RM 13.68 million respectively compared to previous corresponding quarter. Segments performance for the current quarter under review are as follows:

**Property Development**

The property development division reported an increase in revenue of RM 35.38 million from RM 25.25 million to RM 60.63 million compared to the preceding period corresponding quarter. The current period quarter revenue was mainly contributed by the project progress recognition from HomeTree @ Kota Kemuning amounting to RM 31.86 million, Evergreen Heights @ Batu Pahat amounting to RM 9.28 million, Versis @ Batu Pahat amounting to RM 6.91 million and Bandar Putera Indah @ Batu Pahat amounting to RM 5.11 million. The other contribution is mainly from the disposal of land held for property development amounted to RM 1.1 million. The increase in revenue compared to the preceding period quarter was largely attributed from HomeTree @ Kota Kemuning of RM 25.02 million, Versis and Evergreen Heights @ Batu Pahat of RM 6.91 million and RM 4.40 million respectively.

In line with the increase in revenue, the property development segment reported a significant increase in profit before tax of RM 12.33 million, from loss before tax of RM 0.93 million to profit before tax of RM 11.39 million compared to the preceding period corresponding quarter. The increase in profit before tax compared to the preceding period quarter was largely attributed from the higher gross profit contributed from HomeTree @ Kota Kemuning of RM 11.15 million and Evergreen Heights @ Batu Pahat of RM 1.53 million.

**Construction**

The Construction segment reported an increase in revenue of RM 2.02 million compared to the preceding period corresponding quarter. The increase in revenue was largely attributed from the higher revenue contributed from Taman Saujana's Olivia 2 amounting to RM 1.86 million. The current period quarter revenue was mainly contributed by Taman Saujana's Olivia and Olivia 2 amounting to RM 1.39 million and RM 1.86 million respectively.

The decrease in loss before tax was in line with the increase in revenue in the current quarter. There were no significant fluctuations in the operating income and expenses for both current and prior quarters under review.

**Others**

Others division mainly represents hotel services and leasing business. There is an increase in revenue in current period quarter by RM 0.69 million as compared to preceding period quarter as the Prime City Hotel has resumed its business operation since Q3 FY2022.

The increase in profit before tax was in line with the increase in revenue in the current quarter. There were no significant fluctuations in the operating income and expenses for both current and prior quarters under review.

**Notes to the Interim Report for The Financial Period Ended 30 September 2022**  
 (The figures have not been audited)

**B. ADDITIONAL INFORMATION AS REQUIRED BY APPENDIX 9B OF BMSB LISTING REQUIREMENTS**

**B2. Material Changes in Profit Before Taxation for the Quarter Reported On as Compared with the Immediate Preceding Quarter**

	3 Months Ended		
	30.09.2022 RM'000	30.06.2022 RM'000	Changes RM'000
Revenue	64,734	68,045	(3,311)
Profit before tax	11,035	8,274	2,761

Revenue decreased by RM 3.31 million, from RM 68.05 million in the immediate preceding quarter to RM 64.73 million reported in the current period quarter. The decrease in revenue were mainly due to the decrease in sales for HomeTree Phase 1 @ Kota Kemuning of RM 5.86 million, Elysia Park Residences of RM 5.78 million and Taman Pulai Utama of RM 2.88 million. Apart from that, there was an one-off sales for RSKU land @ Kota Kemuning of RM 6.27 million occurred in immediate preceding quarter. These were offset by the increase in revenue by HomeTree Phase 2 @ Kota Kemuning of RM 10.41 million, Versis and Evergreen Heights @ Batu Pahat of RM 5.44 million and RM 1.10 million respectively compared to the immediate preceding quarter.

Despite of the lower revenue registered in Q1 FY2023, the Group registered an increase in profit before tax by RM 2.76 million, from RM 8.27 million in the immediate preceding quarter to RM 11.04 million reported in the current period quarter. The increase was mainly contributed from the higher project margin generated from Phase 2D @ Kota Kemuning in current period quarter as compared to minimal project margin generated from RKSU land @ Kota Kemuning in immediate preceding quarter which contributes an increase of gross profit amounting to RM 5.64 million in current period quarter.

However these were offset by the fair value gain of RM 3 million recognised for U Mall in immediate preceding quarter.

**B3. Prospects for the Financial Year**

The Malaysian economy registered a strong GDP growth of 14.2% in the third quarter of 2022, mainly supported by continued expansion in domestic demand. Headline inflation has likely peaked in third quarter of 2022 and is expected to moderate in the fourth quarter of 2022. (Source: Bank Negara Malaysia Quarterly Bulletin Third Quarter 2022 dated 11 November 2022)

Malaysian developers remain mostly neutral about the property industry's outlook and the economic environment in the second half of 2022 and first half of 2023. Nevertheless, the Group believe there are still uncertainties and challenges looming over the course of the financial year for the property sector. These include the increase in overall costs of business operations while weakening consumer sentiment caused by inflationary pressures are expected to dampen consumer spending on discretionary goods.

Despite of the challenging operating environment, the Group will remain focused in driving cost efficiency due to the inflationary pressure, whilst continuing its on-going development projects and launching new development products which meet market demand and needs.

**B4. Variance on Profit Forecast**

There were no profit forecasts published as at 30 September 2022.

**Notes to the Interim Report for The Financial Period Ended 30 September 2022**  
(The figures have not been audited)

**B. ADDITIONAL INFORMATION AS REQUIRED BY APPENDIX 9B OF BMSB LISTING REQUIREMENTS**

**B5. Profit for the financial period**

Profit before taxation is derived after taking into consideration of the following:

	<b>Current Quarter 30.09.2022 RM'000</b>	<b>Cumulative Period to-date 30.09.2022 RM'000</b>
Interest Income	37	37
Other Income	4,368	4,368
Interest expenses	3,878	3,878
Depreciation and amortisation	1,704	1,704

Other than the above, there were no disposal of quoted or unquoted investment or properties and amortisation of assets for the financial quarter under review.

**B6. Taxation**

Taxation consists of the followings:

	<b>INDIVIDUAL QUARTER</b>		<b>CUMULATIVE QUARTER</b>	
	<b>CURRENT QUARTER 30.09.2022 RM'000</b>	<b>PRECEDING CORRESPONDING QUARTER 30.09.2021 RM'000</b>	<b>CURRENT PERIOD TO DATE 30.09.2022 RM'000</b>	<b>PRECEDING PERIOD CORRESPONDING PERIOD 30.09.2021 RM'000</b>
Income tax				
- current financial period	2,710	-	2,710	-

The effective tax rate for current quarter is as per statutory tax rate of 24%.

**B7. Profit or loss on sale of unquoted investments and / or properties.**

There was no disposal of unquoted investment or property during the financial period under review other than in the ordinary course of the Group's business.

**B8. Quoted Securities**

There was no purchase and disposal of quoted securities for the financial period under review.

**B9. Status of Corporate Proposal**

There were no corporate proposals during the financial period under review.

**B10. Dividend**

The Board of Directors has not recommended any interim dividend for the current quarter or financial period to-date.

**Notes to the Interim Report for The Financial Period Ended 30 September 2022**  
(The figures have not been audited)

**B. ADDITIONAL INFORMATION AS REQUIRED BY APPENDIX 9B OF BMSB LISTING REQUIREMENTS**

**B11. Group Borrowings**

The tenure of Group borrowings classified as current and non-current liabilities categories are as follows: -

	<b>RM'000</b>
<b>Current liabilities</b>	
- Secured	114,981
- Unsecured	-
	<u>114,981</u>
<b>Non-current liabilities</b>	
- Secured	156,525
- Unsecured	-
	<u>156,525</u>
<b>Total Borrowing</b>	<u><u>271,506</u></u>

**B12. Financial instruments with off balance sheet risk**

There was no off-balance sheet financial instrument during the financial period under review.

**B13. Material litigation**

The Group does not have any material litigation during the financial period under review.

**B14. Earnings per share**

	Individual		Cumulative	
	Current Period quarter RM'000	Preceding Period corresponding quarter RM'000	Current Period To-date RM'000	Preceding Period corresponding quarter RM'000
<b>a) Basic earnings per share</b>				
Net profit/(loss) attributable to owners for the period	9,353	(643)	9,353	(643)
Weighted average number of ordinary shares in issue	399,621	399,621	399,621	399,621
Basic earnings/(loss) per share (sen)	2.34	(0.16)	2.34	(0.16)
<b>b) Diluted earnings per share</b>				
Diluted earnings per share (sen)	N/A	N/A	N/A	N/A